



Planning and Zoning Commission Meeting

July 14, 2026

7:00 p.m. – City Hall Council Chambers and Via Videoconference

Meetings are live streamed on the [City's YouTube](#) page.
The recordings are posted to social media and the City's website within 24 hours of the meeting.

- 1. Call to Order**
- 2. Approve the June 9, 2026, Planning Commission Minutes**
- 3. Staff Report**
- 4. Public Hearing - Street/Highway Vacation Request – NE 132nd Street across
Parcel 09-303-00-01-002.01**

The purpose of this hearing is to take public comment on the proposed request to vacate a right of way for an undeveloped highway 30' in width running north and south through the parcel.

- 5. Vacate Highway across Parcel 09303000100201 off NE 132nd Street**

Applicant seeks to vacate a road right of way originally deeded to Clay County for Highway purposes but never improved or used as such that bisects its property.

- 6. Public Hearing – Conditional Use Permit – Battery Energy Storage Facility at the northeast corner of 169 Highway and NE 132nd Street**

The purpose of this hearing is to take public comment on a proposed Battery Energy Storage Facility to be located on 32.1 acres north of the Kansas City limits, just north of 132nd Street on the east side of 169 Highway

- 7. Conditional Use Permit – Battery Energy Storage Facility at NE 132nd Street and 169 Highway**

Applicant seeks approval of a Conditional Use Permit for a Battery Energy Storage Facility on land Zoned A-1 in accordance with the new BESF rules adopted by the Board of Aldermen.



8. Public Hearing – Rezoning 13800 N. US 169 Hwy

The purpose of this hearing is to take public comment on the proposed rezoning of land from A-1 to B-3 for a future Conceptual Plan in the 169 South Employment Overlay District on both the existing B-3 land and the land to be rezoned.

9. Rezoning 13800 N. US 169 Hwy

The applicant seeks to rezone the portion of its 155-acre land that is A-1 to B-3 to match the entire project area and a Conceptual Plan on all 155 acres for a Community Scale Manufacturing facility on a portion of such land, with future restaurant/retail along 169 Highway.

10. Public Hearing – Preliminary Plat for Project Rocket Ship at 13800 US 169 Hwy

The purpose of this hearing is to take public comment on the proposed Preliminary Plat on 155 acres for a multi-use development with a large lot for Community Scale Manufacturing and accessory uses, as well as 2 lots for future retail/restaurant development.

11. Preliminary Plat for Project Rocket Ship – 3 lots

The applicant seeks to Preliminarily Plat 155 acres for a multi-use development with a large lot for Community Scale Manufacturing and accessory uses, as well as 2 lots for future retail/restaurant development.

12. Public Hearing – Conceptual Plan for Project Rocket Ship, Lot 1 at 13800 US 169 Hwy

Applicant seeks Conceptual Plan Approval for buildings to be constructed with the Community Scale Manufacturing designation within the 169 South Employment Overlay District to include a manufacturing building and a separate warehouse building.

13. Conceptual Plan Approval Project Rocket Ship at 13800 US 169 Hwy.

Applicant's conceptual plan request is for two buildings in the first phase of development of Lot 1 of the Project Rocket Ship Preliminary Plat to include a 689,920 ft² manufacturing facility and a 504,000 ft² warehouse to include a second phase to include an addition to the manufacturing building of 188,160 ft² and an additional warehouse.

14. Public Hearing – Fence Code Revision Request

At the request of a citizen, changes proposed to the fence code pertaining to corner lots is presented.

15. Fence Code Revision

Citizen requested a revision to the fence code pertaining to the front yard setback on a double frontage lot that is adjacent to the primary entrance of another parcel.

16. Adjourn

